



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN GUIDELINES FOR PROJECT DESIGN AND REVIEW

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

Crime Prevention through Environmental Design (CPTED) (*pronounced “sep-ted”*) principles, performance standards and strategies are used during project development review to identify and incorporate design features which reduce opportunities for criminal activity to occur. CPTED design principles are functionally grouped into four categories:

1. Access Control: This category focuses on the techniques that prevent and/or deter unauthorized and/or inappropriate access.
2. Natural Surveillance: This category focuses on strategies to design the built environment in a manner that promotes visibility of public spaces and areas.
3. Territorial Reinforcement/Ownership: This category focuses on strategies to reduce the perception of areas as “ownerless” and therefore available for undesirable uses.

The following are examples of ways that a development can incorporate CPTED strategies into project design:

	Access Control	Natural Surveillance	Territorial Reinforcement			
				Meets	Doesn't Meet	N/A
Planned Residential Developments	<ul style="list-style-type: none"> Paving treatments, plantings and architectural design features such as a columned gateway to guide visitors away from private areas 	<ul style="list-style-type: none"> Landscaping should not create blind spots or hiding spots Open spaces and recreational areas should be located so that they can be observed from nearby homes Pedestrian scale street lighting should be used in high pedestrian traffic areas 	<ul style="list-style-type: none"> Lots, streets and houses should be designed to encourage interaction between neighbors Entrances should be accentuated with different paving materials, changes in street elevation, architectural and landscape design 			
Multifamily	<ul style="list-style-type: none"> Entrances into parking lots 	<ul style="list-style-type: none"> Shrubbery should be no more than 	<ul style="list-style-type: none"> Low shrubbery and fencing 			

	<p>should be defined by landscaping, architectural design or monitored by a guard</p> <ul style="list-style-type: none"> ▪ Dead end spaces should be blocked by a fence or gate ▪ Elevators and stairwells should be centrally located 	<p>three (3) feet high for clear visibility in areas where surveillance is important such as entries to buildings or parking areas</p> <ul style="list-style-type: none"> ▪ Exterior doors should be visible from the street or by neighbors ▪ All doors that open to the outside should be well lit ▪ All four facades should have windows ▪ Parking areas should be visible from windows and doors ▪ Parking areas and pedestrian walkways should be well lit ▪ Recreation areas should be visible from a multitude of windows and doors ▪ Dumpsters should not create blind spots or hiding areas 	<p>should allow visibility from the street</p> <ul style="list-style-type: none"> ▪ Building entrances should be accentuated by architectural elements, lighting and/or landscaping ▪ Property lines should be defined by landscaping or post and pillar fencing 			
Commercial	<ul style="list-style-type: none"> ▪ Public paths should be clearly marked ▪ Building entrances should be accentuated through architectural elements, lighting, landscaping and/or paving stones and signage ▪ There should be no easy access to the roof ▪ Rear access to shops should be provided from rear parking lots 	<ul style="list-style-type: none"> ▪ Windows should face rear parking lots for increased visibility ▪ Parking areas should be visible from windows and doors, side parking areas should be visible from the street ▪ Shrubbery should be no more than three (3) feet high for clear visibility in areas where surveillance is important such as entries to buildings or parking areas ▪ The lower branches of existing 	<ul style="list-style-type: none"> ▪ Property boundaries, where possible, should be marked with hedges, low fences or gates ▪ Perimeters should be defined by landscaping or fencing ▪ Private areas should be easily distinguishable from public areas ▪ Awnings should be installed over rear doors and windows 			

	<ul style="list-style-type: none"> ▪ Sensitive uses should include natural barriers to avoid ramming of vehicles 	<p>trees should be kept at least seven (7) feet off the ground in areas where surveillance is important such as entries to buildings or parking areas</p> <ul style="list-style-type: none"> ▪ Window signs should cover no more than 15% of windows ▪ Loading areas and dumpsters should not create hiding places ▪ Exterior of buildings should be well lit ▪ Clear visibility should be maintained from the store to the street, sidewalk, parking areas and passing vehicles ▪ Retention area should be visible from the building or street, it should be visual amenity, not hedged or fenced off ▪ Dumpsters should not create blinds spots or hiding areas 	<ul style="list-style-type: none"> ▪ Exterior private areas should be easily distinguishable from public areas 			
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1 Adapted from www.CPTED-Watch.com.